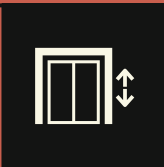
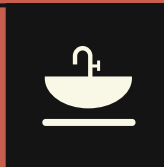
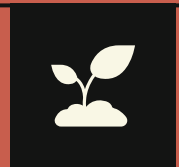
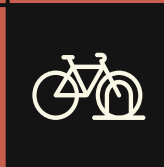


SPECIFICATION

24 St Andrew Square has been fully refurbished, with all new Cat A fit out.

This has restored the traditional façade to its full grandeur and has fully overhauled the retained building exterior. Amenities have been introduced to enhance accessibility and user experience, and the services have been replaced for all electric ‘no combustion’ operation. Together with fresh and modern interior design, 24 St Andrew Square offers a fantastic working environment meeting all ESG requirements.

			
External • New historic railings to front elevation. • New external platform lift sensitively inserted adjacent to the main entrance. • New external lighting.	Lift Lobby • New lifts with direct access to floor plates. • Floor level signage on each floor. • High quality lift finishes.	Toilet Core – Fit Out • New fixtures, fittings and sanitary ware. • Ceramic tiling to floors and walls. • Integrated lighting design. • Corian wash trough and sensor taps. • Full height laminate cubicle system.	M&E • Low carbon installation to replace existing gas / chiller powered heating and cooling and hot water. Gas infrastructure removed from building. Simultaneous heating and cooling air sourced heat pump providing heating and cooling to lettable spaces. • New fan coil units. • New air handling unit supply and extract installations, complete with high efficiency heat recovery and electric frost protection heater batteries. • Hot water provision by second stage water sourced heat pump replacing gas produced LTHW calorifiers. • New cold water storage plant and cold-water booster set installation. • New Cat5E break tank and booster set installation providing wash down facilities for plant / refuse / cycle storage areas. • Complete new ACOP L8 HSG274 compliant domestic water services distribution system installation complete with PIR activated water shut off devices at each block of WC's. • Complete new LTHW and CHW distribution systems. • New replacement trench heating systems on each floor adjacent to glazed façade. • New electric radiator installations to temper cold air entrainment through existing single glazed windows on front façade. • New replacement lateral sanitary drainage installations. • Uprated electricity supply to building for all electric services. • New switch gear and electrical distribution to floors. • 2 no. distribution boards for tenant use on each floor. • LED lighting with DALI controls throughout. • New fire alarm and new security systems (CCTV, access control, intruder alarm). • EV charging points within car park.
			
Entrance Foyer • Enlarged reception and lobby area. • Considered lighting design and building branding. • Touchdown and waiting space. • Bespoke reception desk. • Future proofing for speed lanes.	Office Areas – Fit Out • Perforated suspended ceiling (SAS system 330) on Lower Ground and Ground floors. • Raised access floor tiles, typically 150mm overall. • LED lighting. • WiredScore Gold certification.  WiredScore GOLD	Basement Wellbeing Facilities • Dedicated entrance off North St Andrew St Lane to wellbeing facilities. • Cycle storage for circa 60 bikes. • Bike repair stand. • Drying room & lockers. • Fully accessible WC & shower. • Gym style changing rooms with 3 individual showers, WC & lockers per male & female. • Vanity unit with hair dryers.	